

Eules Development Report



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Rankings:

- ★ 34th on *Money Magazine's* Top 100 Best Places to Live in America
- ★ One of the Best Places to Raise Your Kids by *BusinessWeek Magazine* (2008)

December 2009

In this report:

- ★ Residential Growth and Development Case Activity
- ★ Active Residential Subdivisions
- ★ Commercial Development
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- ★ Development Activity
- ★ Demographics and Data

Welcome to the Euless Development Report. The report compiles demographic, growth and economic information that is provided or tracked by various City of Euless departments. Although the report will be updated monthly, some of the data will be updated quarterly or even on an annual basis. For example, population estimates are typically updated annually.

This report is available on-line:
www.eulesstx.gov/planning/devserv.htm

Residential Growth and Development Case Activity

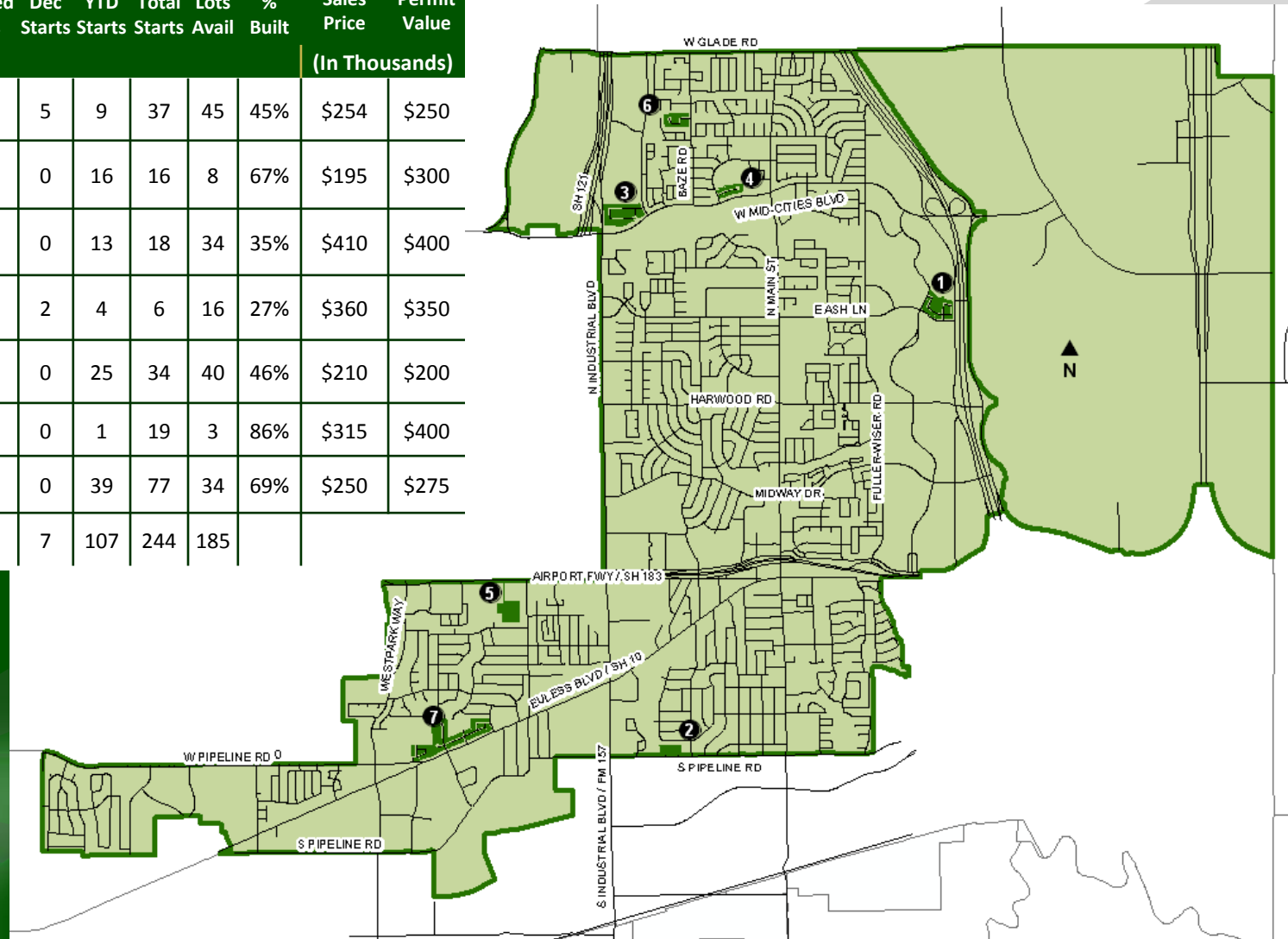
Residential Permits December 2009	Permits in Dec		Permits YTD		Value in Dec			Value YTD		
	2008	2009	2008	2009	2008	2009	Ave 12/09	2008	2009	Ave 09
New Residential Construction	4	7	83	108	\$ 1,247,736	\$ 1,826,412	\$ 260,916	\$26,744,766	\$ 32,019,515	\$ 296,477
Additions/Alterations	10	10	142	151	\$ 81,028	\$ 38,640	\$ 3,864	\$ 957,311	\$ 887,121	\$ 5,875
Residential Fence Permits	22	16	159	157	\$ 27,325	\$ 14,926	\$ 933	\$ 281,708	\$ 173,472	\$ 1,105
Total Residential Permits	36	33	384	416	\$ 1,356,089	\$ 1,879,978		\$27,983,785	\$ 33,080,108	

Development Review Cases December 2009

Case Number	Project Name	Location	Initial Submittal Date	DRC Approval Date	Planning & Zoning Date	City Council Date
#09-04-FP	Davis Machine	1503 Royal Parkway	12-21-09	Still in Progress	TBD	N/A
#09-04-RP	Legend Healthcare & Rehabilitation	900 Westpark Way	05-11-09	12-15-09	01-05-10	N/A
#09-06-RP	Bell Ranch Terrace Addition	Lot between 301 and 401 Renee Drive	10-22-09	12-15-09	01-05-10	N/A
#09-07-RP	The Enclave at Wilshire Park	1602, 1604, and 1606 Wellington Drive	12-02-09	12-29-09	01-19-10	N/A
#09-05-SP	Eules Senior Community Center	300 Midway Drive	11-03-09	12-15-09	01-05-10	01-12-10
#09-06-SUP	Nepali Cultural & Spiritual Center	2200 block of W. Eules Boulevard	08-04-09	11-10-09	12-01-09	01-12-10
#09-08-SUP	American Airlines Federal Credit Union	3001 State Highway 121 #296	11-30-09	12-08-09	01-05-10	01-26-10
#09-09-SUP	Community Mortuary Services	2215 W. Pipeline Road #A	11-28-09	Still in Progress	TBD	TBD
#09-04-ZBA	San Marino Villas Home Owners Association Sign Variance	600 Rosemead Drive	11-23-09	12-01-09		01-07-10 (ZBA)

Active Residential Subdivisions

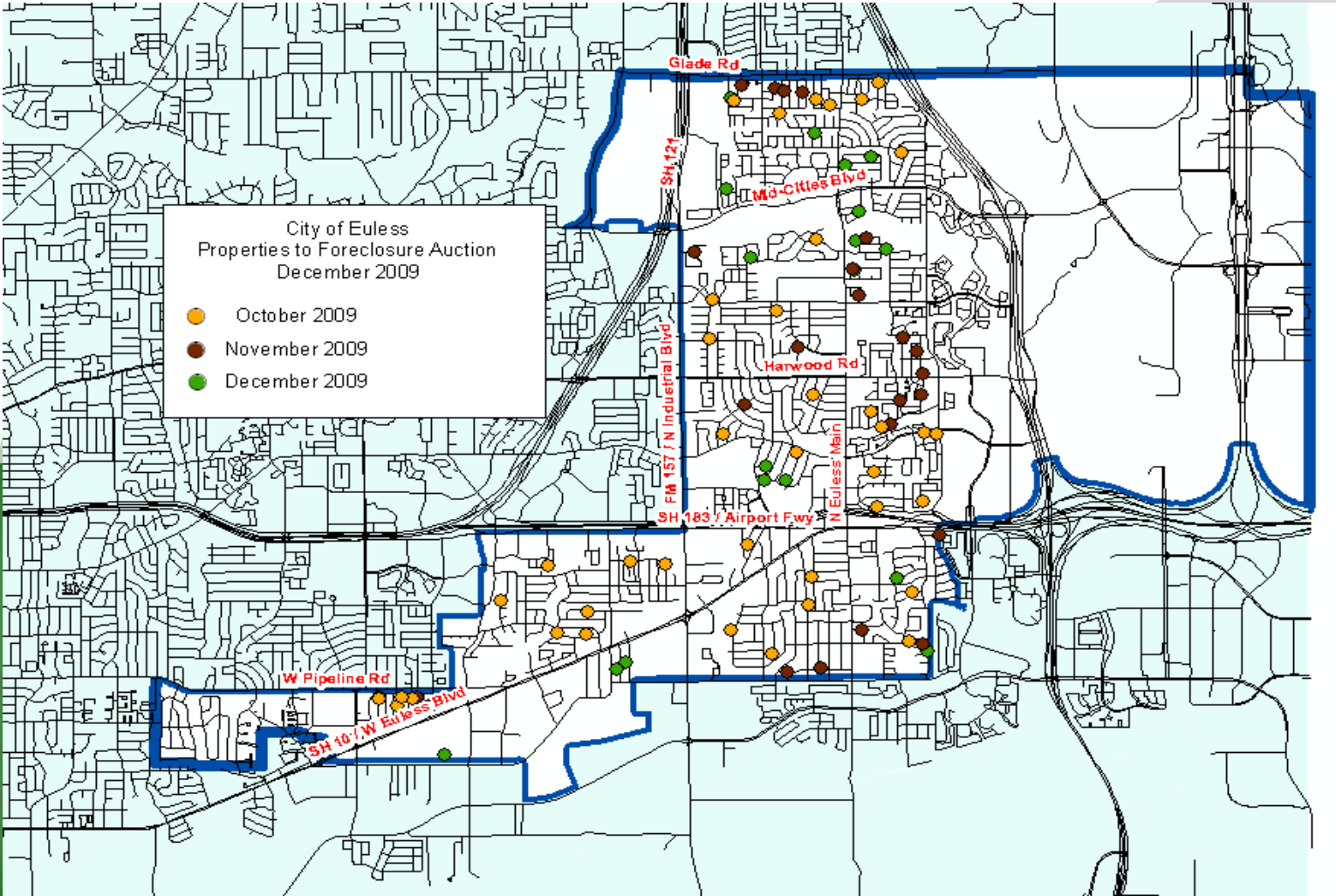
Map Ref #	Most Active Subdivisions	Platted Lots	Dec Starts	YTD Starts	Total Starts	Lots Avail	% Built	Starting Sales Price	Ave Permit Value
(In Thousands)									
1	Brookside at Bear Creek	82	5	9	37	45	45%	\$254	\$250
2	Courtyards Addition	24	0	16	16	8	67%	\$195	\$300
3	Creekwood Estates	52	0	13	18	34	35%	\$410	\$400
4	Running Bear Estates	22	2	4	6	16	27%	\$360	\$350
5	The Enclave at Wilshire Park	74	0	25	34	40	46%	\$210	\$200
6	Thousand Oaks	22	0	1	19	3	86%	\$315	\$400
7	Villas at Texas Star	111	0	39	77	34	69%	\$250	\$275
Totals:		429	7	107	244	185			



Foreclosure Activity

Foreclosure Auctions

	Jan-09	Feb-09	Mar-09	Apr-09	May-09	Jun-09	Jul-09	Aug-09	Sep-09	Oct-09	Nov-09	Dec-09
City of Euless	16	26	19	27	26	32	34	28	30	41	38	35
Tarrant County	1,164	1,521	1,340	1,700	1,836	1,642	2,015	1,545	1,692	1,975	1,817	1,746



Commercial Development

Commercial Permits December 2009	Permits in Dec		Permits YTD		Value in Dec		Value YTD	
	2008	2009	2008	2009	2008	2009	2008	2009
New Commercial Construction	2	0	29	14	\$ 2,833,158	\$ -	\$ 17,319,550	\$ 16,515,746
Additions/Alterations	5	4	40	32	\$ 143,041	\$ 165,500	\$ 4,675,755	\$ 4,108,757
Comm. Fence Permits	0	2	5	14	\$ -	\$ 1,008,814	\$ 14,450	\$ 1,214,220
Total Commercial Permits	7	6	74	60	\$ 2,976,199	\$ 1,174,314	\$ 22,009,755	\$ 21,838,723

Significant Commercial Permits December 2009

Issue Date	Business Name	Address	Permit Type	SQ Foot
12/15/2009	1100 S Pipeline	1100 S. Pipeline	Commercial Remodel	
12/10/2009	Royal Terrace Apartments	306 Martha	Commercial Remodel	800
12/23/2009	Marina's	1509 W Euleess	Commercial Remodel	
12/16/2009	Mike Rolf	1001 W Euleess	Commercial Remodel	

Commercial Certificates of Occupancy December 2009

Issue Date	Business Name	Address	Classification	SQ Foot
12/3/2009	TROPICAL AFRICAN MARKET	501 N. MAIN # 129	MISC GENERAL MERCHANDISE	2000
12/4/2009	GALA HAIR	1201 N. MAIN # 150	BEAUTY SALON	1200
12/8/2009	TAN ZONE	1060 N. MIAN # 104	TANNING SALON	1800
12/15/2009	ALL IN ONE MEDICAL SUPPLY	223 MARTHA STREET	MEDICAL SUPPLY	1600
12/15/2009	CLAIMS CONSULTING SERVICES	418 N. MAIN # 213	INSURANCE AGENCY	605
12/16/2009	THE LAUNDRY BASKET	417 W. EULESS BLVD. # 100	LAUNDROMAT	3800
12/18/2009	REDI MIX	331 N. MAIN	OFFICE	27551
12/21/2009	CANON BUSINESS	150 WESTPARK WAY	OFFICE	7499

Miscellaneous Permits	Permits in Dec		Permits YTD	
	2008	2009	2008	2009
Accessory Building	1	2	21	14
Electrical Permit	14	10	164	134
Garage Sale	13	17	724	616
Lawn Sprinkler	16	10	132	126
Mech. Condenser	1	0	19	8
Mechanical Permit	12	12	198	176
Plumbing Permit	27	30	329	333
Roofing Permit	12	3	186	82
Sewer Line Repair/Replace	0	2	7	11
Sign Permit	4	5	109	87
Special Event Sign Permit	4	2	31	24
Swimming Pool	3	0	22	9
Total Misc. Permits	107	93	1942	1620

Code Enforcement

Code Enforcement Cases December 2009		Cases in December		Cases YTD	
Case Type	Common Violation	2008	2009	2008	2009
Building Cases	No Building Permit	1	1	27	18
	Plumbing Violation	0	0	5	3
	Electrical Violation	0	0	24	22
	Property Maintenance	2	3	157	103
	Minimum Housing	4	1	112	54
	Dangerous Conditions/Structures	0	0	5	1
	Screening Swimming Pools/Spa	0	0	4	5
	Accessory Buildings	0	0	0	2
	Permit Required for Sales	0	0	4	1
Health	Nuisance - Pools/Spas Clarity	0	0	13	19
Littering and Trash	Trash/Littering	6	8	162	98
	Littering/Life Safety (24hrs)	1	0	8	9
Property Maintenance (Weeds)	High Grass and Weeds	2	7	577	351
Water	Watering Violations	0	0	0	10
Zoning Violations	Nuisance Other	1	0	20	3
	Garbage Collection/Pick Up Req.	5	0	263	53
	Solid Waste Other	0	0	0	2
	Illegal Outdoor Storage (Non Res)	0	4	24	7
	Illegal Outdoor Storage (Res)	1	1	241	81
	Fences/Walls In Disrepair	1	3	129	48
	Parking on Unpaved Surfaces	2	0	127	44
	Zoning Violation (Other)	2	0	13	6
	Signs/Billboards	0	0	11	17
	Poss Illegal Home Occupation	0	1	6	16
	Materials on ROW/Street	0	0	1	6
	TOTALS	28	29	1933	979

Health Inspections

District 2 Inspections

Restaurant and Food Service Inspections Completed in December 2009 and Early January 2010

Location	Address	Date Inspected
Arena Athletics Bar	100 E. Midway Dr.	1/4/2010
Arena Athletics Restaurant	100 E. Midway Dr.	1/4/2010
Braum's Ice Cream/Restaurant	309 N. Main St.	12/22/2009
Braum's Retail	309 N. Main St.	12/22/2009
Chevron APSI #1202	221 N. Main St.	12/21/2009
China Village	501 N. Main St. #119	12/17&31/09
Dollar Bazaar	1060 N. Main St. #113	12/30/2009
Donut Land	216 N. Main St.	12/23/2009
Euless Texaco	1010 W. Airport Frwy.	12/21/2009
Euless Wok	1060 N. Main St. #118	12/30/2009
Euless Yacht Club Bar	200 Dickey Dr.	1/4/2010
Homeland Market	218 N. Main St.	12/21/2009
Jack In The Box	206 N. Main St.	1/6/2010
Joe's Pizza & Pasta Subs	1060 N. Main St.	12/30/2009
Popeye's #1693	306 N. Main St.	12/31/2009
Saviano's	300 N. Main St.	12/31/2009
Saviano's Bar	300 N. Main St.	12/31/2009
Seven Eleven	105 N. Main St.	12/21/2009
Starbucks	1011 W. Airport Frwy.	12/21/2009
Starbucks	211 N. Main St.	12/31/2009
Subway	1060 N. Main St. #111	12/30/2009
Water By The Gallon	1060 N. Main St.	12/30/2009
Wendy's	200 N. Main St.	1/6/2010
Wingstop HEB	1060 N. Main St.	12/30/2009
Wingstop HEB Bar	1060 N. Main St.	12/30/2009

Demographics and Data

Location:

Halfway between Dallas and Fort Worth on S.H. 183 bordering the southwest corner of DFW Airport

Education:

Served by award winning Hurst-Euless-Bedford (HEB) ISD and Grapevine-Colleyville ISD

Recreation:

Eules maintains 18 parks; 3 community buildings, 3 swimming pools, 2 amphitheaters; conference center; tournament level golf course; youth and adult sport complex and an ice hockey facility.

2030 Population Projections							
	2000	2005	2010	2015	2020	2025	2030
Population	46,202*	50,786	51,910	54,444	56,724	60,671	62,314
Households	19,456*	21,275	21,733	22,739	23,520	24,987	25,500
Employment	18,403	23,316	26,866	30,945	33,361	33,458	33,477
Source: NCTCOG, *US Bureau of Census							

Population Estimates	2000 Census	2009 Estimate	Numerical Change	Percent Change 2000-2009
Eules	46,005	54,200	8,195	18%
Tarrant County	1,446,219	1,807,750	361,531	25%
State of Texas	20,851,820	24,637,254	3,785,434	18%
Source: NCTCOG, Texas State Data Center				

